

MINUTE ITEM

This Calendar Item No. C04
was approved as Minute Item
No. 4 by the State Lands
Commission by a vote of 2
to 0 at its 6/21/84
meeting.

CALENDAR ITEM

A 10
S 13

C04 1

06/21/84
WP 2610
Reese

APPROVAL OF TERMINATION OF ORIGINAL LEASE
PRC 2610.1 AND ISSUANCE OF A GENERAL LEASE -
COMMERCIAL USE

APPLICANT: Sycamore Park, Inc.
601 Brannan Island Road
Isleton, California 95641

AREA, TYPE LAND AND LOCATION:
A 1.054 acre parcel of tide and submerged land
in the Mokelumne River, Andrus Island,
Sacramento County.

LAND USE: Commercial Marina.

TERMS OF ORIGINAL LEASE:

Initial period: Fifteen years from October 1,
1976.

Renewal options: Three successive periods of
ten years each.

Surety bond: \$2,000.

Public liability insurance: \$300,000
per occurrence for bodily
injury and \$100,000 for
property damage.

Consideration: \$450 per annum; five-year
rent review.

CALENDAR PAGE	<u>17</u>
MINUTE PAGE	<u>1219</u>

CALENDAR ITEM NO C 04 (CONT'D)

TERMS OF PROPOSED LEASE:

Initial period: Thirty years from April 1, 1984.

Surety bond: \$5,000.

Public liability insurance: combined single limit coverage of \$1,000,000.

CONSIDERATION: \$1200 per annum; against 5% percent of gross income per annum, whichever is greater; with the State reserving the right to fix a different rental on each fifth anniversary of the Lease.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:
Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 11/03/84.

OTHER PERTINENT INFORMATION:
1. The original lease is being terminated and a replacement lease is being issued to reflect the following:
a. Currently approved lease format.
b. Revised rental, insurance bond, description and general terms and conditions.

CALENDAR ITEM NO. 604 (CONT'D)

- c. Construction of a 43 berth marina replacing an accommodation dock.
2. A Negative Declaration was prepared and adopted for this project by the County of Sacramento. The staff has reviewed such document and believes that it complies with the requirements of the CEQA.
3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating the lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

United States Army Corps of Engineers,
Sacramento County, State Department of Water
Resources, Reclamation Board.

FURTHER APPROVALS REQUIRED:

N/A.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SACRAMENTO AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

CALENDAR ITEM NO. C04 (CONT'D)

4. AUTHORIZE TERMINATION OF ORIGINAL LEASE PRC 2610.1, DATED JUNE 28, 1977, EFFECTIVE MARCH 31, 1984; ISSUANCE TO SYCAMORE PARK, INC. OF A 30-YEAR GENERAL LEASE - COMMERCIAL USE FROM APRIL 1, 1984, IN CONSIDERATION OF A BASE ANNUAL RENT IN THE AMOUNT OF \$1200 OR 5 PERCENT OF GROSS INCOME PER ANNUM, WHICHEVER IS GREATER, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF A PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR A COMMERCIAL MARINA ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

-4-

CALENDAR PAGE	20
MINUTE PAGE	1222

Revised. 6/18/84

EXHIBIT "A"

LAND DESCRIPTION

WP 2610

A parcel of tide and submerged land adjacent to the right bank of the Mokelumne River approximately three and one-half miles southeast of the City of Isleton, Sacramento County, California, said parcel being more particularly described as follows:

COMMENCING at a 1/2 inch pipe on Andrus Island from which USC&GS Triangulation Station "Jackson 1931" having California Coordinate System, Zone 3, coordinates of $X = 1,677,269.16$ and $Y = 598,360.94$ bears $N 50^{\circ} 24' 50'' W$, a distance of 13,981.40 feet; thence $N 64^{\circ} 45' 40'' E$, 12.20 feet to a point on the right bank of the Mokelumne River; thence along said bank $N 20^{\circ} 22' 30'' W$, 10.50 feet to the TRUE POINT OF BEGINNING; thence continuing along said bank $N 20^{\circ} 22' 30'' W$, 335.00 feet; thence into said river $N 69^{\circ} 37' 30'' E$, 137.00 feet; thence $S 20^{\circ} 22' 30'' E$, 335.00 feet; thence $S 69^{\circ} 37' 30'' W$, 137.00 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

The basis of bearings in this description is True North.

END OF DESCRIPTION

REVISED APRIL 11, 1984 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

CALENDAR PAGE	21
MINUTE PAGE	1223

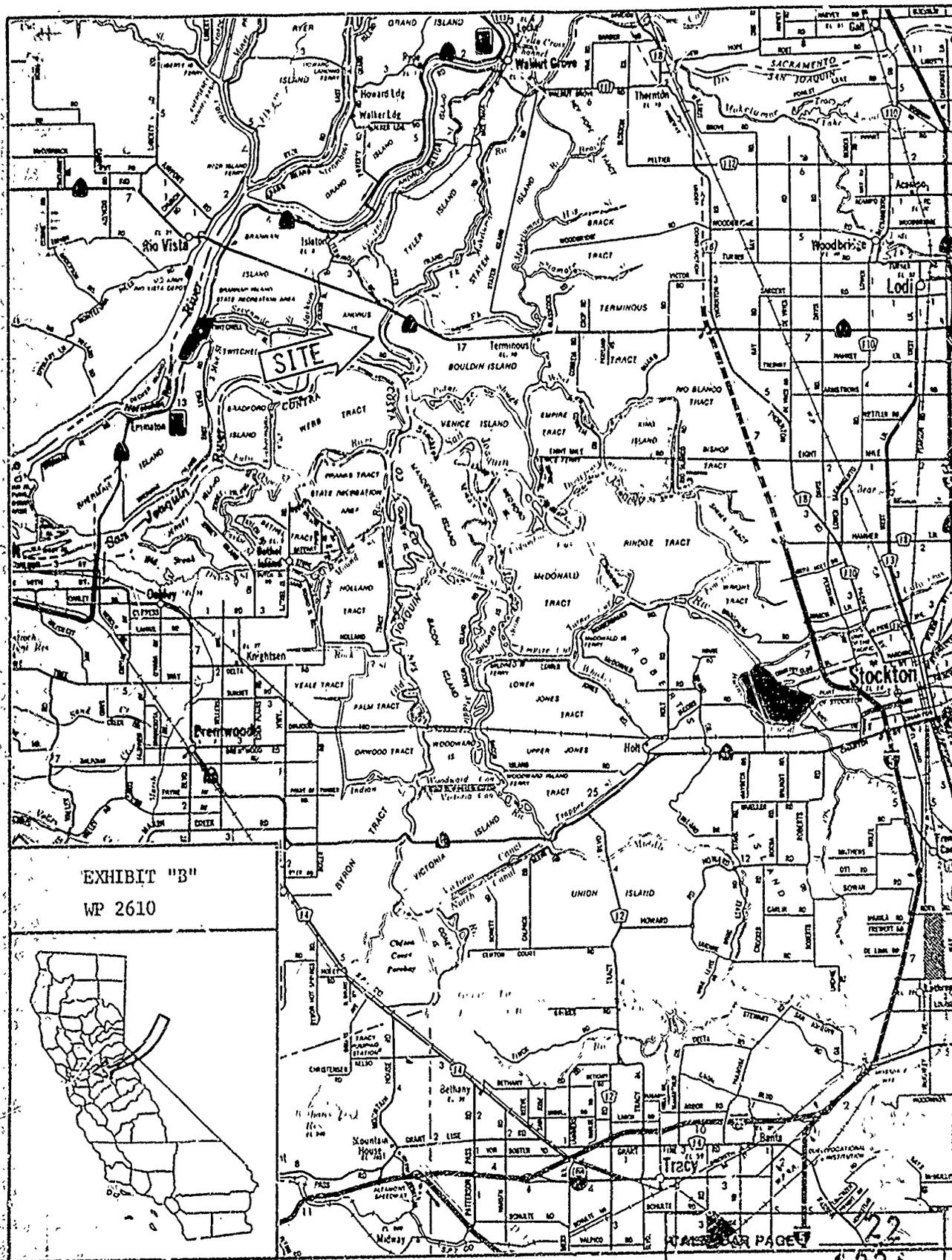


EXHIBIT "B"
WP 2610

MINUTE PAGE

1224



EXHIBIT "C"

Control No. 80-RZ-UP-1206

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 7, Section 15083 of the California Administration Code and pursuant to the Procedures for Preparation and Processing of Environmental Impact Reports adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The project described as follows:

1. **Title and Short Description of Project:**
SYCAMORE PARK, INC. REZONE AND USE PERMIT
The proposed project consists of a request for a rezone of a portion (12± acres) of a 24± acre parcel from A-10 to C-0 (Commercial Recreation), with a Use Permit to accommodate the development of a recreational facility (including a marina, trailer park, cafe, indoor recreation facility, RV storage, caretaker's residence, and travel trailer repair and service) on the 24± acres site. The area of the proposed rezone is the western portion of the existing 24± acre parcel, the eastern portion of which is currently zoned C-0.
2. **Location of Project and Assessor's Parcel No.:**
The project is located on the west side of Brannon Island Road, approximately 1 mile south of State Highway 12 on Andrus Island; being in the southeast ¼ of the northeast ¼ of Township 3 North, Range 3 East, M.D.B.&M.

APN: 156-110-07
3. **Project Proponent:** SYCAMORE PARK, INC.
4. **Said project will not have a significant effect on the environment for the following reasons:**
 - a. It will not have a significant aesthetic effect.
 - b. It does not affect a rare or endangered species of animal or plant, or habitat of such species.
 - c. It does not breach any published national, state or local standards relating to solid waste.
 - d. It will not result in a significant effect on air or water quality, or on ambient noise levels for adjoining areas.
 - e. It does not involve the possibility of contaminating a public water supply system or adversely affect groundwater.
 - f. It could not cause substantial flooding, erosion, or siltation.
 - g. It is not in an area subject to major geologic hazards.
 - h. It is not in conflict with the goals of the Environmental Conservation and Resource Management Element of the Sacramento County General Plan.
5. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act of 1970 (Division 13 of the Public Resources Code of the State of California) is not required.
6. The attached Initial Study has been performed by the Sacramento County Environmental Impact Section in support of this Negative Declaration. Further information may be obtained by contacting the Section at 827 Seventh Street, Room 101, Sacramento, California, 95814, or phone (916) 440-7914.

DATED: March 2, 1981

MFR 5101

Environmental Coordinator of
Sacramento County, State of
California

J.A. SIMPSON, CLERK
Deputy

BY *Louise W. Y...*
Alicia Freitas
Environmental Coordinator

CALENDAR PAGE	23
MINUTE PAGE	1225